



# Mostyn Estates

LLANDUDNO AND FLINTSHIRE

## PRIME SHOP TO LET (A1 use) 2 MOSTYN STREET, LLANDUDNO LL30 2PD



### General

<b>Asking rent</b>	£ TBC
<b>Term</b>	Flexible
<b>Business Rates</b>	Rateable Value (2010) £52,500 Rates Payable (2014/15) £24,832.50
<b>Legal Costs</b>	Each party to bear their own costs

### Accommodation

Built Frontage	112 ft	34 m
Sales Area	3,400 ft <sup>2</sup>	315 m <sup>2</sup>
Office	86 ft <sup>2</sup>	8 m <sup>2</sup>
Storage (internal)	194 ft <sup>2</sup>	18 m <sup>2</sup>
Storage (external)	65 ft <sup>2</sup>	6 m <sup>2</sup>

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 60 This is how energy efficient the building is.

For further information  
or viewing please contact:

**Mostyn Estates Ltd**

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